

**OFFICIAL SUMMARY PROCEEDINGS
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in regular session on **September 15, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb and Luther Propst were present.

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adopt today's agenda as presented Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the 08/31/2020 V, 08/31/2020 BOE, and 09/01/2020 minutes. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to place the following Matters from Staff on a Consent Agenda:

2. Consideration of Approval of a WIFI Participation Agreement between Teton County and Wyoming Department of Health, Division of Healthcare Financing, Wyoming Frontier Information (WIFI)
3. Consideration of Approval Contract Award for Hoback Junction South Road Repair Design Services
4. Consideration of Approval of Teton County Snow Removal Change Orders
5. Consideration of Approval of an Employee Lease for 775 East Hansen #102
9. Consideration of Approval of the FY21-22 Memorandum of Understanding Between the WY Office of Guardian ad Litem and Teton County, WY
10. Consideration of Approval of Appraisal Consulting Contract with TY Pickett
11. Consideration of Approval Renewal of Search and Rescue Helicopter Annual Contract
12. Consideration of Approval of the Town of Jackson Contribution Agreement to Assist Treatment Court

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of Approval of a WIFI Participation Agreement between Teton County and Wyoming Department of Health, Division of Healthcare Financing, Wyoming Frontier Information (WIFI)

To approve the WYFI Participation Agreement Between Teton County and Wyoming department of Health, Division of HealthCare Financing, Wyoming Frontier Information (WYFI).

3. Consideration of Approval Contract Award for Hoback Junction South Road Repair Design Services

To approve the Hoback Junction South Road Repair Design Services Contract to Meridian Engineering, in the not-to-exceed amount of \$21,082.00.

4. Consideration of Approval of Teton County Snow Removal Change Orders

To approve the snow removal change orders in the amount of \$11,765.61 for the 2020-21 season.

5. Consideration of Approval of an Employee Lease for 775 East Hansen #102

To approve the Lease Agreement for 755 East Hansen Unit 102 with Ian Jameson.

9. Consideration of Approval of the FY21-22 Memorandum of Understanding Between the WY Office of Guardian ad Litem and Teton County, WY

To approve the MOU with the WY Guardian Ad Litem Program

10. Consideration of Approval of Appraisal Consulting Contract with TY Pickett

To approve the two-year Appraisal Consulting Contract with TY Pickett & Co. in the amount of \$118,600.00

11. Consideration of Approval Renewal of Search and Rescue Helicopter Annual Contract

To approve the First Amendment to the Search and Rescue Helicopter Agreement with Helicopter Express.

12. Consideration of Approval of the Town of Jackson Contribution Agreement to Assist Treatment Court

To approve the Social Services Contract between the Town of Jackson and Teton County Alternative to Incarceration / Court Supervised Treatment Program.

DIRECT CORRESPONDENCE

1. Aaron Pruzan 8/25/2020 email regarding Valleywide Clean Up
2. Mike Keegan 8/25/2020 email regarding Northern South Park
3. Lindsay Linton Buk 8/25/2020 email regarding Northern South Park
4. Peter Moyer 8/26/2020 email regarding Village Road Corridor
5. Geoff Gottlieb 8/26/2020 email regarding ZMA2020-0002
6. Ryan Block 8/26/2020 email regarding Northern South Park
7. Gerard Yvernault 8/26/2020 email regarding Northern South Park
8. Act Now JH 8/28/2020 email regarding Act Now JH Public statement Re: Weber's Letter & JPD Sexual Harassment
9. Linda Aurelio 8/28/2020 email regarding Please deny ZMA2020-0002
10. Joel Kester 8/28/2020 email regarding Fwd: the firing of Roger Schultz
11. Phil Leeds 8/31/2020 email regarding HWY 390 concerns
12. Perk Perkins 8/31/2020 email regarding BLM Land Transfers
13. Paul Zeller 8/31/2020 email regarding BLM Land Transfers
14. Joseph Bolton 8/31/2020 email regarding Fire Station 1 Monthly Construction Report
15. Heidi Leeds 8/31/2020 email regarding Speed Reduction/ HWY 390
16. Jackson Hole Chamber of Commerce 8/31/2020 email regarding Thank you
17. Tim Young 9/1/2020 email regarding PELS Study, Pathways, WY-22-390 Snake Bridge Project
18. Bobby Griffith 9/1/2020 email regarding BLM Transfer
19. Reynolds Pomeroy 9/1/2020 email regarding Snake River Parcels Transfer
20. Kristin Vito 9/1/2020 email regarding Please Deny ZMA2020-0002
21. Tim Young 9/1/2020 email regarding Re: Walton Quarry Haul Road
22. Kristin Vito 9/1/2020 email regarding Please Deny ZMA2020-00002
23. Barbara I Magin 9/2/2020 email regarding Northern South Park
24. The Gill Family 9/3/2020 email regarding A Letter to the Community from the Gill Family
25. Dana Park 9/3/2020 email regarding 105 mercill Ave Construction Site
26. Leif Routman 9/3/2020 email regarding Please be Diligent Regarding Upcoming Gil Zoning Vote
27. Amberley Baker 9/3/2020 email regarding Gill Family Response to Housing Supply Board Letter
28. Sandra Dodson 9/3/2020 email regarding Northern South Park
29. Kimberly Brandt 9/3/2020 email regarding Northern South Park
30. Erin Murray Manning 9/3/2020 email regarding Northern South Park
31. Maddie Pitts 9/3/2020 email regarding Northern South Park
32. James Thorburn 9/4/2020 email regarding Northern South Park
33. Lurette keegan 9/8/2020 email regarding Northern South Park
34. Carla Watsabaugh 9/7/2020 email regarding Wildlife Deaths
35. Linda Williams 9/8/2020 email regarding Wildlife Deaths
36. Becky Hawkins 9/8/2020 email regarding Wildlife Deaths on 390
37. Robin Moyer 9/8/2020 email regarding Wildlife Deaths on 390
38. Gloria Courser 9/8/2020 email regarding Masks in Commission Chambers

PUBLIC COMMENT

Public comment was given by Keith Gingery, Chief Deputy County Attorney regarding the passing of Grant Larson, and Matt Carr, Teton County Sheriff, regarding speed zone enforcement.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Approval of Gros Ventre Road Plowing - **REQUEST TO WITHDRAW**

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to withdraw number one: Consideration of Approval of Gros Ventre Road Plowing to a date uncertain. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

6. Consideration of State of Wyoming SLIB Reimbursement Agreement

Sarah Mann, Director of General Services, presented to the Board for consideration of approval a reimbursement agreement with the State of Wyoming State Loan and Investment Board (SLIB) for the Coronavirus Relief Program. On July 13, 2020, the Board of County Commissioners (BCC) approved a funding application to the State Land Investment Board for COVID-19 related expenditures in the amount of \$2,953,294.00. The SLIB board has approved funding for \$821,865.00 of that request. Funding for One22 for mortgage relief and funding for Travel and Tourism Board was removed due to other funding sources that were more suitable for those expenditures. A formal reimbursement agreement is before the BCC for consideration today. The County has been tracking all expenditures related to COVID-19 since March. The SLIB funding must be used for necessary expenditures incurred due to the public health emergency with respect to COVID-19 that were not accounted for in the most recent budget, were or will be incurred between March 1, 2020 and December 15, 2020 and have not been reimbursed by another federal program. Items included in this funding agreement are Public Health payroll, cleaning supplies, public safety measures, personal protective equipment for staff and public, sanitizing products, public awareness communications, and expenses to improve telework capabilities for employees. A few projects that are in process include a public health campaign regarding public health orders and recommendations, public safety permanent public counter guards, building HVAC measures, procedures for Parks & Rec programs, and distribution of masks. One22 and Quarantine Cuisine are also included in this agreement.

This reimbursement request was submitted when the program was "first come first serve" and is generally for reimbursements from March to June 30th. At their August 27th meeting, the SLIB approved a funding allocation for each County in Wyoming. Teton County received an allocation in the amount of \$6,014,621.43. The allocation can be accessed by submitting applications to the SLIB for approval. At this time, SLIB has stated that any funding not spent or allocated to a project by the middle of November could be reallocated to another entity. Teton County staff is currently putting together another application for submittal to SLIB for July through December expenditures. SLIB will be taking applications on a rolling basis for the allocation that the County received.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the reimbursement agreement with the State of Wyoming State Loan and Investment Board for the Coronavirus Relief Program in the amount of \$821,865.00. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

7. Consideration of Wyoming Wildlife and Natural Resource Trust Agreement for Wildlife Crossing Funds

Heather Overholser, Director of Public Works, presented to the Board for consideration of approval an agreement with the Wyoming Wildlife and Natural Resource Trust (WWNRT) for the investment and possible match of wildlife crossing SPET funds. The Wyoming Legislature created the Wildlife and Natural Resource Trust in 2005. Funded by interest earned on a permanent account, donations and legislative appropriation, the purpose of the program is to enhance and conserve wildlife habitat and natural resource values throughout the state. Any project designed to improve wildlife habitat or natural resource values is eligible for funding. WWNRT has done millions of dollars of natural resource and wildlife enhancement work in Teton County, such as the Spread Creek, South Park wetlands, and Gros Ventre wildlife movement and habitat improvement projects. Under consideration now is an agreement between Teton County and the WWNRT for the investment and possible match of the County's wildlife crossing SPET funds.

There is potential to receive up to a 1:1 match for funds deposited with the WWNRT. The agreement allows for up to \$3,000,000 of SPET and other wildlife crossing funds to be held and potentially matched by the WWNRT

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to approve the Agreement with the Wyoming Wildlife and Natural Resources Trust to hold and potentially match up to \$3,000,000 of Teton County funds specified for wildlife crossing projects in Teton County in accordance with the Teton County Wildlife Crossings Master Plan. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

8. Consideration of Approval of a Proposed Scope of Work and Contract for Phase II of the BLM Land Transfer Project

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval a Proposed Scope of Work and Contract for Phase II of the BLM Land Transfer Project. On April 7th, 2020, the BCC signed a contract with Western Land Group, Inc. to proceed with Phase I of the BLM Land Transfer Project. The BLM Land Transfer Project involves leveraging consultant services to negotiate the specifics of BLM parcel transfers to Teton County, and to work with partner agencies on behalf of Teton County to help develop, recommend, and/or facilitate a transfer or management agreement with partner agencies for the remaining parcels. Phase I concluded with a report out to the BCC on July 13th, 2020, entitled Transferring Ownership and Management of BLM Public Land Parcels along the Snake River Corridor in Teton County, Wyoming To Non-Federal Governmental Entities - A Strategic Analysis on How to Proceed. On August 25th, 2020, the BLM considered a Phase II scope of work and a contract for Phase II.A of the BLM Land Transfer Project. The scope of work outlined the entirety of Phase II, captured in six (6) tasks. The Phase II.A contract was for the completion of tasks 1 and 2; task 1 was to compile baseline data for each BLM Parcel and task 2 would address miscellaneous legal and policy issues that may have a bearing on a legislative proposal. At the completion of Phase II.A, it was anticipated that the contractor would present the BCC with a Phase II.B contract for consideration. During the August 25th discussions, the Board of County Commissioners (BCC) expressed an interest in a workshop to discuss Phase II in its entirety. That workshop occurred on September 1st, 2020 and the BCC directed staff to work with Western Land Group, Inc. to bring a contract for the remainder of Phase II. The scope of work and contract presented today represents Phase II in its entirety. As noted in the opening paragraph, this scope of work and contract replaces the Phase II.A agreement/scope of work approved on August 25, 2020 and negates the terms and obligations of that agreement.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the scope of work and contract with Western Land Group, Inc. for Phase II of consulting services related to the Bureau of Land Management land transfer project, in an amount not to exceed \$60,000.00. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING & DEVELOPMENT:

- 1. Applicant:** CASA ALTA, LLC
Presenter: Chandler Windom
Permit No.: SD2020-0004
Request: Plat Amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate a building envelope on Plat No. 852 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs.
Location: The subject property is located at 275 Altamont Road, Alta. The property is located approximately ¼ mile east from the intersection with Stateline Road. It is zoned Rural-Legacy and is not within any Overlays.

Chandler Windom, Planning Staff, presented to the Board for consideration of approval a Plat Amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate a building envelope on Plat No. 852 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs. The applicant is requesting a plat amendment to vacate the building envelope on Lot 22 and re-plat the new 1.17 acre building envelope. The proposed amended plat will result in the vacated Lot 22 becoming Lot 33 of the 6th Filing of the Altamont Subdivision.

The proposed building envelope is identical in acreage to the existing building envelope of 1.17 acres. All existing development still complies with the proposed building envelope. The original configuration of the building envelopes in the Altamont Subdivision were intended to cluster development and maintain open space. The PUD staff report dated 07/28/1995 states the following: "the proposed plan shows the building sites for each lot configured so that a large swath of land will remain as open space and is proposed to remain in agricultural use." (PUD1992-0002) This open space is held by the Altamont HOA. The HOA, as the Grantee of the farming and irrigation easement, has provided an

affidavit stating they approve the proposed building envelope modification (Attached). While the amount of open space remains the same, this re-plat will reconfigure the development area on this lot. Per the Concept Master Plan, the dedicated open space is tied to a density bonus for the Targhee Townhome lots. Staff reviewed the plat to be filed with the County Clerk's Office to be sure that it meets all required setbacks for the Rural zone and the standards of Sec. 8.2.13.C.4, Plat Amendment. The document was also sent to the Clerk's Office for review. The owners have provided an affidavit stating that the partial vacation does not abridge or destroy any rights and privileges of other proprietors in the plat.

There was no public comment

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to APPROVE S/D2020-0004, revised June 24, 2020 for the partial vacation and re-plat of a building envelope on Lot 22 of the Altamont Subdivision, based on the Teton County Land Development Regulations, being able to make the four (4) findings of Section 8.5.3. and the standards of Section 8.2.13.C., being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 852, with no conditions, and request the Teton County Clerk to write vacate on Lot 22 of Plat No. 852

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

2. **Applicant:** Brian & Joan Francis
Presenter: Chandler Windom
Permit No.: VAR2020-0003
Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.1.1.D.2.a for the 150 ft river setback for a future building addition/remodel.
Location: The property 1675 E River Drive is south of Hoback Junction. The lot overlooks the confluence of the Hoback and Snake Rivers. The property is zoned Neighborhood Conservation and is within the Natural Resource Overlay.

Chandler Windom, Planning Staff, presented to the Board for consideration of approval a Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations (LDRs) to vary Section 5.1.1.D.2.a, the 150-foot setback required from a protected river for a future building addition and remodel.

The owner, Brian Francis, is requesting a variance to the required 150 ft river setback for a future addition to his home located at 1675 E River Drive in Hoback. The existing home and cabin are located approximately 90 ft from the top of the riverbank at the closest point. The owner wishes to build an addition to the home, as well as remodel the older cabin to create a more functional building and connect it to the main house. The applicant has now requested a variance to reduce the setback from the river in order to build the addition, which will be no closer to the river than the existing structures on the property, approximately 90 ft. The basis of this request is that the existing location of the structures and layout of the home make it difficult to locate any additions that would meet the 150 ft river setback. The existing home does not contain the bedrooms and space needed for their growing family. The date of the construction of the cabin is unknown, however it appears on the 1977 aerial photo of this lot available on Teton County GIS. The cabin requires extensive remodel and repair in order to have the space be suitable and sustainable for the future use of the property.

The property is platted as Tract F of the Rogers Point Subdivision, Plat No. 146. There is an existing main house connected to a historic cabin. There are two existing sheds, one that is going to be relocated with the future addition, the other will be removed. The lot has a steep slope well over 30% leading down to the bank of the Hoback River. The property is located at 1675 E River Drive, just south of Hoback Junction. The lot overlooks the confluence of the Hoback and Snake Rivers. The property is zoned NC (Neighborhood Conservation) and is within the Natural Resources Overlay (NRO). Due to the base zoning and single-family residential use, the property is exempted from many NRO standards and Environmental Analysis requirements.

There was no public comment

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to APPROVE VAR2020-0003, dated July 10, 2020, to vary the 150 ft River Setback for the proposed improvements at 1675 E River Drive, with no conditions, being able to make the six (6) findings of Section 8.8.2.

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

The meeting recessed at 9:33 a.m. and reconvened at 9:46 a.m.

3. **Applicant:** TURNER, JOHN ET AL & 4TWYO, LLC
Presenter: Andrew Bowen
Permit No.: EAS2020-0001 – POSTPONED TO THE OCTOBER 6, 2020 BCC HEARING
Request: Request to amend an existing Teton County Scenic Preserve Trust easement to allow approval of a Boundary Adjustment (BDJ2020-0005).
Location: 3955 & 3975 Matheson Hill Rd., Lots 22 and 25 of the Hufsmith Hill Subdivision. The properties are west of South Park Loop Road. Both properties are zoned Rural-2 (R2) and are partially within the Scenic Resource Overlay (SRO).

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to postpone Easement 2020-0001 to the October 6, 2020 BCC Hearing. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

4. **Applicant:** TURNER, JOHN ET AL & 4TWYO, LLC
Agent: Y2 Consultants
Presenter: Andrew Bowen
Permit No.: BDJ2020-0005 - POSTPONED TO THE OCTOBER 6, 2020 BCC HEARING
Request: A Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development

Regulations to re-configure Lots 22 of the Hufsmith Hill Subdivision 2nd Filing and 25 of the Hufsmith Hill Subdivision 3rd Filing.

Location: 3955 & 3975 Matheson Hill Rd., Lots 22 and 25 of the Hufsmith Hill Subdivision. The properties are west of South Park Loop Road. Both properties are zoned Rural-2 (R2) and are partially within the Scenic Resource Overlay (SRO).

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to postpone Boundary Adjustment BDJ2020-0005 to the October 6, 2020 Board of County Commissioners Hearing. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

5. **Applicant:** JACKSON HOLE HEREFORD RANCH LLC
Presenter: Kristi Malone
Permit No.: ZMA2020-0002
Request: Request to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone 74 acres owned by JHHR HOLDINGS I LLC in Northern South Park from Rural-1 to Auto-Urban Residential.
Location: The subject parcel does not have an assigned street address but is generally located just south of the Cottonwood neighborhood and Town of Jackson corporate limits adjacent to High School Road and South Park Loop Road. The site is within Tracts 1 and 10 of the Hereford Ranch. The site is 74 acres, is currently zoned Rural-1 and is within the Scenic Resources Overlay.

Kristi Malone, Senior Long-Range Planner, presented to the Board for consideration of approval a request to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone 74 acres owned by JHHR HOLDINGS I LLC in Northern South Park from Rural-1 to Auto-Urban Residential.

The applicant and landowner are requesting a rezone of a 74-acre site currently under agricultural use and located in the northwest corner of Northern South Park just south of High School Road and east of South Park Loop Road. This request is for the subject site to be rezoned from Rural-1 (R-1) to Auto-Urban Residential (AR), to increase the maximum allowed density of detached single-family residential units and Accessory Residential Units. This rezone application is for increased intensity of use and development beyond what the current R-1 zone allows. This rezone would facilitate the landowner's desire to subdivide the site for future construction of higher density detached single family dwelling units, some of which may be used as workforce housing.

The subject parcel does not have an assigned street address but is generally located just south of the Cottonwood neighborhood and Town of Jackson corporate limits, south.

Planning staff held two pre-application conferences prior to this rezone application at the request of the applicant: one with the Board of County Commissioners (BCC) as a workshop item at their February 24, 2020 Voucher meeting and one with staff on March 4, 2020. Formal application for this rezone request was made on May 8, 2020 and many of the key issues identified in the pre-application workshop with the BCC are presented below for further discussion and analysis. Although considerations paramount to review of this application are many and varied, the fundamental problems, as identified by staff, with application of the AR zone at this site are:

- Cannot make LDR Sec. 8.7.2 finding of approval #2: The 2012 Comprehensive Plan Subarea 5.6 text specifies that this Subarea will not be developed to meet Growth Management goals until determined necessary by the community during a Growth Management Program Review and should be subject to a neighborhood planning effort. Updated or amended 2012 Comprehensive Plan language resulting from the ongoing Growth Management Program review has not yet been approved.
- Cannot make LDR Sec. 8.7.2 finding of approval #3: The applicant proposes that workforce housing is needed due to changing conditions, but there is no requirement in the proposed AR zone that residential units be permanently deed restricted for affordability or workforce occupancy. The voluntary restrictive covenant recorded by the landowner to place a workforce deed restriction on 65% of resulting lots in the future includes some uncertainties which are discussed further in Key Issue #3, below.

Please see the "Recommendations" section of this staff report for more detailed discussion of the factors for consideration #2 and #3 referenced above. The goal of providing affordable workforce housing is shared by the applicant, Planning staff and our community in support of the Comprehensive Plan's core values. While application of the requested AR zone achieves higher density housing than the Rural-1 zone, it neglects to predictably implement the desired future character of the Subarea and does not require any workforce occupancy restriction of the housing units. The requested AR zone also prohibits the variety of housing types needed in the community including apartments, condominiums, duplexes, and attached townhomes. Planning staff proposes the following alternative to the requested AR rezone for consideration:

- Complete the Growth Management Program review & Comprehensive Plan update to determine if and under what terms Subarea 5.6 should be developed.
- Begin the Subarea 5.6 Northern South Park neighborhood planning effort. This approach protects the predictability and accountability central to the Comprehensive Plan, allows for more cooperative and community-oriented planning of the entire subarea and results in informed and forward-looking zoning designed to achieve diverse land use goals. To move forward with this option, the BCC would deny this rezone application and begin the neighborhood planning effort.

Susan Johnson, SJ Planning Solutions, addressed the Board on behalf of the Gill family and JHHR Holdings.

Amberley Baker, Legal Council for the Gill family, addressed the board on behalf of the applicant.

Nikki Gill, on behalf of the applicant, addressed the Board regarding development of Northern South Park and presented arguments supporting approval of the proposal.

The Board had questions for the Applicant.

The meeting recessed at 10:55 a.m. and reconvened at 11:01 a.m.

The Board continued with questions for the Applicant.

Public comment was given by: Mary Kay Turner, Kris Greenville, Wendy Martinez, Elizabeth Ferguson, Peter Long, Jim Rooks, Brooke Sausser, Sophia Schwartz, Miles Yazzolino, Kathy Tompkins, Jason Bruni, Rich Bloom, Ivan Jimenez, Adelle Zeiman, Jamie Graham, Carol Linton and Don Baker. *From the Zoom Room:* Whitney Ryan, Kristin Combs, Dominique Brough, Bradley Smith, Jessica Chambers and Anna Olson.

The meeting recessed at 12:04 p.m. and reconvened at 1:31 p.m.

Final comments were made on behalf of the Applicant:

Susan Johnson called on Barbara Summers, NW Natural Water, to address water and wastewater systems.

Liz Brimmer, for the Applicant, addressed public comments regarding deed-restrictions and affordability.

Nikki Gill completed final comments.

The Board had questions for the Applicant.

Keith Gingery, Chief Deputy County Attorney, addressed the Board regarding their questions to the Applicant and conditions that may be discussed.

The Board continued questioning the Applicant.

Chris Neubecker, Director of Planning and Building Services, addressed the Board regarding housing types.

The Board continued questioning the Applicant.

The meeting recessed at 2:47 p.m. and reconvened at 2:57 p.m.

The Board continued questioning the Applicant.

Keith Gingery and Kristi Malone addressed the Board's questions and brought up concerns regarding sketch plans.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue this item to the 29th, Tuesday. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:10 p.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chair

Greg Epstein, Vice-Chair

Mark Barron

Mark Newcomb

ATTEST: _____
Luther Propst

Maureen E. Murphy, County Clerk